



Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com>

Tue, Jun 6, 2017 at 12:50 PM

To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShope

——— Forwarded message ———

From: **Robert Gutierrez** <robert.gutierrez@lacity.org>

Date: Fri, Feb 17, 2017 at 9:41 AM

Subject: Fwd: shay doong and james kho asked me to contact you

To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>

Cc: miguel nelson <mglnlsl@gmail.com>

Hi again Shay, James,

Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———

From: <mglnlsl@gmail.com>

Date: Thu, Feb 16, 2017 at 5:44 PM

Subject: Re: shay doong and james kho asked me to contact you

To: Robert Gutierrez <robert.gutierrez@lacity.org>

Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn 

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,

Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landscaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
[310 922 6609](tel:3109226609)

[Flora Chang](#) · [Millwick](#) · [SmogShoppe](#)

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

All,

A few things to be addressed.

1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.

2. BSS will not oppose the proposal but does not support it either for the the following reasons:

a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.

b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).

3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.

In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.

As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller than 36" in height at maturity.

On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:

hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.

please copy me and keep me in the loop.

best,
m

Miguel Nelson
Marvimon Productions
[310 922 6609](tel:3109226609)

[Flora Chang](#) · [Millwick](#) · [SmogShoppe](#)

—
Robert Gutierrez, Landscape Architect II
[\(213\) 847-0881](#)

—
Robert Gutierrez, Landscape Architect II
[\(213\) 847-0881](#)

—
Robert Gutierrez, Landscape Architect II
[\(213\) 847-0881](#)